

February 7, 2005

Mitzi McGhin  
Right-of-Way Agent  
Leon County Public Works

RE: Harbinwood Estates Drainage Improvements  
Property Acquisition, Parcel #21-03-65-E-0410

Dear Ms. McGhin:

In response to your request of February 4, 2005 I am writing this letter in an attempt to negotiate the sale of my property located at 2030 Harriet Dr. in an effort to avoid the county having to go to the added expense of proceeding in eminent domain as set forth in the letter from Parvez Alam dated August 4, 2004.

As you know, there have been three appraisals made of my property beginning on August 28, 2002, the next on November 24, 2003 and the last on May 21, 2004. These appraisals resulted in offers by the county to buy my property of \$105,500.00, \$130,000.00 and finally \$137,800.00, none of which offers are acceptable to me.

For the past fourteen months, I have tried diligently to find a comparable house to purchase. I engaged Mrs. Lewis, a well-known local realtor, at the cost of \$3,500 to assist me. I have also continuously searched the real estate section of the Tallahassee Democrat during this time, traveling two or three times a month to look at properties found near by, all to no avail. I must also note that almost without exception all of the comparable homes located are priced in excess of \$170,000.00. In the mean time, the price of real estate in Tallahassee has soared upward steadily with no sign

whatever of slowing down. In addition, the cost of mortgage rates has also substantially increased.

With the help of my realtor Mrs. Lewis, I have finally found a home that is somewhat comparable to mine. This house consists of three bedrooms, two baths and is comparable in square footage, has an in ground swimming pool, which I have at my current residence. This home does not have a fireplace or wooden privacy fence, which I have presently at 2030 Harriet. This house is equitably priced at \$178,200.00.

As you can see, the firm price of this comparable home is in well excess of the sum offered me by the county in exchange of my present home on Harriet Dr.

In as much as I feel strongly that the county's offer of \$137,800.00 is arbitrary and unfair, I respectfully ask that you reconsider the clear benefit that will accrue to both county taxpayers and me if eminent domain proceedings can be avoided and this matter settled amicably here and now.

I ask only that I be made whole and left in the reasonably same position I was in when the county decided my home and property were needed for the Harbinwood Estates Drainage Improvements. To that end, I ask, taking all the above into consideration that the county pay me the sum of \$165,000.00 for the Harriet Drive property. This sum would not cover the cost of the home, as well as there would be no assistance to me for the moving expenses I will accrue. I feel this sum is fair and hope we can work together to achieve what is best for both parties without having to seek legal advise.

Thank you for your consideration and prompt reply in view of the fact that time is obviously of the essence if I am to sufficiently purchase the comparable home I have found successfully.

ATTACHMENT # 3  
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Sincerely,



Debbie M. Benton

2030 Harriet Dr.

Tallahassee, FL 32303